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OFFICE OF ZONING

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Board of Zoning Adjustment



NOTICE OF VIRTUAL PUBLIC HEARING

**TIME AND PLACE:** Wednesday, July 12, 2023, @ 9:30 a.m.  
**Via WebEx & YouTube (Office of Zoning):** <https://dcoz.dc.gov/BZA07-12-2023>  
**Instructions:** <https://dcoz.dc.gov/release/virtual-public-hearings>  
**Witness Sign Up:** <https://dcoz.dc.gov/service/sign-testify>

TO CONSIDER THE FOLLOWING:

**Application No. 20924 of Capital Realty Solutions, LLC**

**Address:** 310 Varum Street N.W. (Square 3311, Lot 68)

**ANC:** 4C

**Relief:** Special Exceptions from:

- the matter-of-right uses of Subtitle U § 301 (pursuant to Subtitle U § 320.2 and Subtitle X § 901.2)
- the rear addition requirements of Subtitle E § 205.4 (pursuant to Subtitle E § 205.5 and 5201; and Subtitle X § 901.2)
- the lot occupancy requirements of Subtitle E § 304.1 (pursuant to Subtitle E § 5201 and Subtitle X § 901.2)

**Project:** To construct a third story with penthouse and roof deck, and three-story rear addition with cellar, and convert to a three-unit apartment house, an existing, two-story with cellar, principal dwelling unit in the RF-1 Zone.

This public hearing will be conducted in accordance with the contested case provisions of Subtitle Y, Chapters 4 & 5, as well as the text adopted by the Zoning Commission on October 15, 2020, in Z.C. Case No. 20-11, as published in the Notice of Final Rulemaking published in the D.C. Register on October 30, 2020.

**PLEASE NOTE:**

The hearing date shown above may be RESCHEDULED prior to this date, in which case the new hearing date will be posted on the online calendar for the Board of Zoning Adjustment (“**Board**” or “**BZA**”) on the website of the Office of Zoning (“**OZ**”) at <https://dcoz.dc.gov/BZACalendar> as well as on the case record webpage available on the Interactive Zoning Information System (“**IZIS**”) on the OZ website <https://dcoz.dc.gov/CaseRecord> (access instructions below). **Please check these webpages to confirm the final hearing date and time** as there will be no other notice of these changes provided. One day before the hearing, the order of cases, agenda, and any other scheduling changes will be posted to the Board’s online calendar on OZ’s website.

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Board of Zoning Adjustment  
District of Columbia  
CASE NO.20924  
EXHIBIT NO.16

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

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CAPITAL DISTRICT 208

7 APR 2023

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GOVERNMENT OF THE DISTRICT OF COLUMBIA

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FOUNTAINHEAD PROPERTY WORKS LLC  
4200 3RD ST NW  
WASHINGTON DC 20011-4836

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RETURN TO SENDER

VACANT

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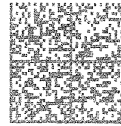
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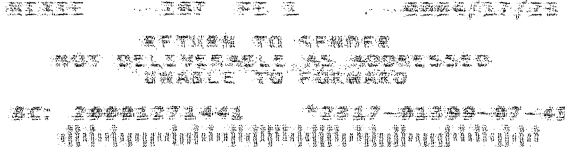
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3902 14TH ST NW UNIT 504  
WASHINGTON DC 20011-5461

*No longer at  
this address*

*VT*

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